

STAMFORD PLANNING BOARD  
PUBLIC HEARING & REGULAR MEETING MINUTES #3493  
TUESDAY, JUNE 26<sup>th</sup>, 2007  
4<sup>TH</sup> FLOOR CAFETERIA  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, Duane Hill, and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

**Public Hearing:**

The Chairman, Mr. Duane Hill, opened the Public Hearing at 7:30 PM. The Secretary, Mrs. Grosso, read the legal notice. Staff, Mr. Dumais, read the staff report for application MP-395.

**Master Plan**

**MP-395 Hebrew Congregation Agudath Sholom 159 Colonial Road**, to amend a portion of the Master Plan from Land Use Category Designated 2 Residential Low Density Single Family to the Land Use Category Designated 3- Residential Low Density Multifamily.

Mr. Rich Redniss, of Redniss & Mead, Inc, presented the application. He described the property as a unique parcel of which he knows no other in the City that has so many Master Plan Land Use Categories and zoning districts which partition its area. Mr. Redniss then oriented the Board as to the location of the subject parcel and described the applicant's intent to eliminate the Master Plan Land Use Category 2 / 3 split from the parcel and to eventually change its underlying zoning. Mr. Redniss summarized the application as one piece of property which wants to become one Master Plan Land Use Category designation.

The Chairman, Mr. Hill, asked if there was anyone wishing to speak in favor of, in opposition to, or neither in favor of or opposition to the application. There were no members of the public present wishing to speak in favor of the application.

Several members of the public spoke in opposition to the application. Ms. Shani Cohen of 64 Holbrook Drive voiced her concern of future dense development and traffic issues if the applicant was granted a zone change. In addition to Ms. Cohen, a property owner from 135 Pine Hill Drive voiced his concern over the R-7½ portion of the applicant's property being rezoned and its potential negative traffic and property value impacts.

Mr. Redniss answered the concerns of the neighbors by stating that the RM-1 zone is a site plan review zone and any application must come back before the Zoning Board.

Several members of the Board asked for clarification on the specific Master Plan change and any future zone changes.

Mr. Redniss answered by stating that the applicant has requested to change the current Master Plan Land Use Category 2 into a Category 3. The contemplated future zoning district change is to RM-1.

The Chairman, Mr. Hill, again asked if there was anyone wishing to speak in favor of, in opposition to, or neither in favor of or opposition to the application. There were no additional members of the public wishing to speak.

The Public Hearing portion of the meeting on Master Plan application 395 was closed at 8:00 PM.

**Regular Meeting:**

***Zoning Board of Appeals Referrals:***

**ZBA 036-07 Bach Hoa Vo & Duc Hong** variances of building height to construct a five unit condominium and commercial space at 302 and 312 Shippan Avenue. Mr. Stein noted that the applicant made a special request address the Board. Mr. Dumais briefly described the details of the application.

Mr. John Leydon, attorney for the applicant, presented the application. He described the application as a vestige of a bygone era and a result of a footnote to abide by the residential density standards of the abutting R-6 zone. Mr. Leydon then described the specific height and story variances requested and walked the Board through a photographic orientation of the site.

Several members of the Board voiced there concerns over what the project would look like from Shippan Avenue and stressed the importance of adhering to the submitted landscape planting plan.

Mrs. Dell moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed by a vote of 4-1. Mr. Garnjost being the dissenting vote.

**ZBA-053-07 Anne & Mitchell Katcher** variances of setbacks and coverage to reconstruct a dwelling at 128 Davenport Drive. Mr. Dumais described the application to the Board. The Board voiced there concerns regarding the excessive requests by the applicant. Mrs. Dell moved to recommend denial of the application. Mrs. Fishman seconded the motion and it carried unanimously.

**ZBA 054-07 Richard & Mary Uva** variances of setbacks and height to construct a second story addition and deck to a dwelling at 66 Sea Beach Avenue. Mr. Dumais described the application to the Board. Mrs. Grosso moved to recommend approval of the application. Mr. Garnjost seconded the motion and it passed unanimously.

**ZBA 055-07 Stanley Machenberg 1990 Revocable Trust** variance of area to subdivide property into two parcels at 30 Peak Street. Mr. Dumais described the application to the Board. Mrs. Fishman moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously.

**ZBA 056-07 Little Workers of the Sacred Heart** special exception to improve the parking lot and landscaping at 635 Glenbrook Road. Mr. Dumais described the application to the Board and noted that the applicant lacked the required ground coverage calculation pursuant to Section 19.3e of the zoning regulations. Mr. Garnjost moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously.

**ZBA 057-07 Church of Annunciation** special exception to construct a two story addition to the existing church hall at 1230 Newfield Avenue. (This application was postponed until a future date.)

**ZBA 061-07 Stamford Yacht Club** special exception to construct an addition to the existing clubhouse at 97 Ocean Drive West. Mr. Stein noted that the applicant made a special request address the Board. Mr. Dumais briefly described the details of the application and noted the submitted application materials lacked the required FAR and ground coverage calculations as required under Section 19.3e of the regulations.

Ms. Jackie Olshan, attorney for the applicant, presented the application. She described the specific details of the application and noted that it will not impact the neighbors.

Mr. Garnjost moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously.

**Proposed FY 2007-08 Mill River Project TIF Budget**

Mr. Stein described the letter and informed the Board that they need not make a formal vote; rather they only need to come to a sense on the issue. Mr. Garnjost moved that it was the sense of the Board to move forward with the proposed budget. Mrs. Fishman seconded the motion and the sense of the Board was unanimous on the issue.

**Subdivision Application #3956 of Frank Compolattaro:** Request of an extension of time to file the final map.

The Chairman, Mr. Hill, asked the Board if there was a motion to add this item to the agenda. Mrs. Grosso moved to add the item to the agenda. Mrs. Dell seconded the motion and it passed unanimously.

Mr. Stein described the request for an extension of time. Mr. Garnjost moved to recommend approval of the request. Mrs. Grosso seconded the motion and it passed unanimously.

**Old Business / New Business**

Mr. Stein informed the Board that the Antares Applications received their Zoning Board approvals during the previous night's meeting.

There being no further business or comments, the Chairman closed the meeting at 9:07 PM.

Respectfully Submitted,  
Rose Marie Grosso, Secretary

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.